

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - November 12, 1969

Appeal No. 10242 Rodney N. Hatcher, et al, Trustees for
Blanche F. Hatcher, appellants.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried,
the following Order of the Board was entered at the meeting of
November 18, 1970.

ORDERED:

That the appeal for variance from the use provisions of
the C-1 District to permit upholstery shop at 3815 Livingston
Street, NW., lot 87, Square 1859, be denied.

FINDINGS OF FACT:

1. The subject property is located in a C-1 District.
2. The property is improved with a single story
building previously used for offices of the engineering firm.
3. Appellant proposes to establish an upholstery shop
on the subject premises.
4. It is proposed to use a sewing machine for the manu-
facture and repair of upholstery which is then sold on a
retail basis.
5. Adjoining uses include a restaurant and dairy store.
Many properties on nearby Connecticut Avenue are retail stores.
6. No objection to the granting of this appeal was
registered at the public hearing.

OPINION:

We are of the opinion that appellant has not proven a
hardship within the meaning of the variance clause of the
Zoning Regulations and that a denial of the requested relief
will not result in peculiar and exceptional practical diffi-
culties and undue hardship upon the owner.

Appeal No. 10242
May 14, 1970
PAGE 2

OPINION Cont'd:

Further, we hold that the requested relief cannot be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____

A handwritten signature in cursive script, appearing to read "Charles E. Morgan", is written over a horizontal line.

CHARLES E. MORGAN
Secretary of the Board